

Item A. 5 **06/00590/REMAJ** **Permit (Subject to Section 106)**

Case Officer **Mr Neil Higson**

Ward **Astley and Buckshaw**

Proposal **Part gatehouse, circulation space, MHE store and fuel point, associated with the erection of Regional Distribution Centre (Site area 1.0 Ha),**

Location **Site 6 And 8 Buckshaw Avenue Buckshaw Village Lancashire**

Applicant **Wolseley Uk Ltd & Helioslough**

Proposal The proposal is a reserved matters application by Wolseley Uk Ltd & Helioslough for the erection of a gatehouse, circulation space, equipment store and fuel point forming the western end of a proposed Regional Distribution Centre the majority of which is sited on Site 6 & 8 of the Strategic Regional Site (SRS). This western end of the proposal extends beyond the boundary of the SRS and into the industrial area of the Southern commercial area as granted permission under the Buckshaw Village Outline Planning Permission 02/00748/OUTMAJ, the SRS was granted Outline Planning Permission (OPP) under reference 04/00882/OUTESM. A separate reserved matters application for the major element of the proposal falling within the area covered by 04/00882/OUTMAJ is reported elsewhere on this agenda under reference 06/00589/REMAJ. The applicant has offered up a unilateral undertaking under S106, which will tie the two permissions together so that either proposal could not be implemented independently of the other.

The site has an area of 1.0ha and will be accessed from the link road proposed in the Outline SRS, which is some considerable way towards completion. The link road connects with the A6 opposite the Sea View public house and through to Buckshaw Village to connect with Central Avenue near Buckshaw Hall.

The proposal relates to the 121 sq m of floor space in the form of part of the pallet store, and the covered forklift truck store attached to the western end of the proposed high bay warehouse along with the vehicle circulation space at this end of the site. The proposal will also involve part of the proposed access to the site from the link road including the gatehouse which will measure 6.7m long by 2.8m wide by 3.3m high and be constructed of a design to match in with the main warehouse. The gatehouse will be clad in a combination of horizontal profiled sinusoidal cladding in colour coat Prisma Aquarius and composite waveform flat panel steel cladding in Metallic Silver with blue anti sun glazing to again match the warehouse. A 20m deep landscaping buffer will be provided via this application to the western end of the site to tie in with the proposed southern and eastern boundary planting which forms part of 06/00589/REMAJ.

Wolseley is the world's largest specialist trade distributor of plumbing and heating products and also a leading distributor of building materials, lumber products and industrial pipes, valves

and fittings. The proposal for the regional Distribution Centre will support its rapidly expanding business in the UK and will provide sales, distribution, specialist technical support and administration services to its trade and public customers.

Planning Policy

The Strategic Regional Site is a major developed site in the Green Belt (Policy DC6). It is allocated as a Regional Investment Site in the Chorley Borough Local Plan Review (Policy EM1A) and Joint Lancashire Structure Plan (Policy 15). This small western end of the site incorporating part of the access, the gatehouse and the manoeuvring area referred to above falls outside of the Regional Investment site and is therefore covered by Policy GN2 Royal Ordnance Site. Other relevant policies include:

Chorley Borough Local Plan Review

- GN5 – Building Design
- EM2 – Development Criteria for Industrial / Business Development
- EP18 – Surface water run off
- EP20 – Noise
- EP21A – Light Pollution
- TR4 – Highway Development Control Criteria
- TR8 – Parking Provision Levels
- TR11 – Bus Services
- TR18 – Provision for Pedestrians and Cyclists in New Developments

Joint Lancashire Structure Plan

- Policy 7 – Traffic and Parking
- Policy 15 – Regional Investment Site

Planning History

04/00029/FULMAJ - Remediation and reclamation earth works. Approved 28 April 2004.

02/00748/OUTMAJ - Modification of conditions on outline permission for mixed use development (housing, employment, shopping, leisure & commercial uses, open spaces, roads, sewers, community facilities, road improvements & rail station) – 16/12/02.

04/00882/OUTESM - Outline application for employment development including full details of a link road – 23/12/04.

06/00589/REMMAJ - Erection of regional distribution centre, including warehouse/storage, ancillary offices, car and lorry parking, access and part circulation space, gatehouse, MHE store and fuel point (site area 6.6 Ha) – being considered concurrently with this application.

06/00601/REMMAJ – Site 2 - Reserved Matters Application for the erection of 18,353 Sq m building for B2/B8 use with ancillary parking areas and landscaping – not yet determined.

06/00602/REMMAJ – Site 3 - Reserved Matters Application for the erection of 9,821 Sq m building for B2/B8 use with ancillary parking areas and landscaping – not yet determined.

Applicant's Case The applicant makes the following points in support of the proposal:

- The development of the centre will create up to 300 new jobs for people in the Chorley area.
- The company is investing £100 million in new facilities including the Regional Distribution Centre (RDC) whose primary purpose is to meet increasing capacity set in the context of current and planned future growth.
- The RDC will be deployed with best practices with the development of improved processes and skills by developing more modern and technologically advanced distribution methods.
- The development will be well related to public transport.
- Overall Revolution Park will comprise of a cluster of industrial buildings ranging from 34,000 sq m on site 6/8 to just over 9,000 on site 3. It is intended to establish a qualitative benchmark for B2/B8 development nationally to attract major inward investment of high quality end users to Chorley.
- A holistic design approach to all buildings will create a strong overriding design theme, elevational treatments and selection of a limited palette of high quality materials, colours and textures.
- The design is a combination of built form, hard and soft landscaping, water features, lighting, signage and branding.
- The submitted design statement is intended to cover the whole of Revolution Park and reflects the objective of the original master plan with significant landscape buffers between each of the building plots running north – south all of which are greater than 20m. The southern boundary of the Wolseley building is suggested to be reduced to between 10 –14m to allow for operational requirements in the rear service yard while maintaining a strong boundary treatment adjacent to the railway corridor.
- The development will follow a commitment to sustainable development with a number of measures proposed to enhance the environmental performance of the building. It is also proposed to seek Secured by Design accreditation and DDA compliance on access.
- The proposed development would be fully in accordance with both the SRS and the Buckshaw Outline Planning Permissions.

Representations Three letters have been received objecting to the proposal on the following grounds:

Increase in the general traffic flow including heavy lorries etc onto the A6 Preston Road;

Increase in traffic noise, which has become far more apparent since the works at the new Sea View junction causing traffic to back up towards Hartwood. Traffic stopping at this new traffic light junction will mean this will be permanent;

- Increased pollution and impact on health;
- Concerned over 24 hour working and therefore disturbance through the night;
- The proposed size of the development is vastly out of proportion with the surroundings and is not in character with the culture or history of the area;
- Impact on privacy;
- Affect on safety and car parking of properties fronting onto Preston Road;
- These proposals will undoubtedly be at the expense of trees and green areas which are rich in nature and wildlife

Consultations

The Head of Public Space Services (Highways) S38 Agreement required for “main” road link, road details required generally appears ok.

Lancashire County Council (Planning) make the following comments:

- Policy 15 of the Structure Plan states that the Regional Investment Site should be used “primarily for high quality generic manufacturing uses and knowledge-based industries”. I am aware that outline planning permission was granted for the site with a Section 106 Agreement requiring not less than 40% of the site is to be used for High Quality Generic Manufacturing uses and Knowledge Based Industry. In view of this it is considered that this application on its own would be acceptable in terms of Structure Plan Policy provided it will not prejudice this threshold.
- It is considered that an area-wide Travel Plan for the whole of the Regional Investment Site should be provided and a more specific travel plan for this proposal that ties in with the wider area plan.
- The overall level of parking is considered to be considered acceptable in terms of Joint Lancashire Structure Plan “Parking Standards” however, the proposals do not appear to contain a satisfactory level of mobility impaired and parent/child parking and no provision appears to have been made for cycles or motorcycles. Parking for the mobility impaired and Parent/child parking should be a minimum of 1 per 10 car spaces. Motorcycles should be at a minimum of 1 per 25 car spaces, while provision for bicycles should be at a minimum of 1 per 10 spaces. Such provision should include long-stay covered secure parking.
- Lancashire Planning Officers Society has produced a draft policy paper on Planning Obligations, which is being used to calculate transport contributions. Using the methodology contained within a developer contribution of £914,748.40 should be sought towards transport improvements. However, in view of the fact that this application is for reserved matters and that measures are already in place to provide footpaths/cycle paths, bus stops etc it is recommended that a minimum funding of £700,000 is sought towards the funding of a bus

service.

- The design and layout would create a self-contained landscape, unrelated to its surroundings, with large-scale buildings, modern materials (composite cladding in metallic dark grey and blue), landscape strips, formal water bodies and avenues of trees. The proposals would create a modern suburban commercial character, which makes no reference to the surrounding character.
- Section 9 of the design statement refers to landscaping from local provenance; this can only apply to the native planting along the southern boundary, since the remaining planting is exotic. Planting along the western boundary, referred to, as mass native planting comprises predominantly non-native conifers and measures 15m rather than 20m. The southern boundary buffer comprises native species and measures 10m reduced from 20m the eastern boundary planting is missing. Compensatory planting should be carried out in lieu of the reduction in the buffers.

Lancashire County Council (Highways) makes the following comments:

- Refer you to the standards for mobility, cycle and motorcycle parking as contained within JLSP.
- There appears to be no mention of a Travel Plan in the submission what is CBC's view on this issue as there appears to be no reference in the Outline permission.

Environment Agency has no objection in principle to the development but suggests a number of conditions.

United Utilities have no objection provided that this site is drained on a separate system with only foul drainage connected into the foul sewer, while surface water should discharge to the watercourse/soakaway/surface water sewer.

North West Regional Development Agency states that strategic regional sites should act as flagship developments for the North West. Standards of design, energy conservation, landscaping, quality of construction and urban design should ensure that all new development at the site contributes positively to environmental quality. The S106 Agreement attached to the outline requires that no less than 40% of the SRS is to be used for high quality generic manufacturing uses knowledge-based industry. The proposal represents a significant investment in the Central Lancashire sub-region with the potential to create 300 jobs. Subject to the 40% requirement being met, the Agency wishes to express support for the proposals, which are consistent with Action 80 in the Regional Economic Strategy (RES) and will contribute to the delivery of the Agency's objectives for the SRS.

Economic regeneration (Landscape) - No objection in principle. The outline planting proposals show mass native planting to the western boundary, most of the proposed planting is non-native and is between 30 – 50m tall when mature. It might be better to interplant the trees with native shrubs to provide some shelter and habitat for wildlife to reflect the planting shown for the southern boundary. The design statement is very good and gives a strong identity to the area and continuity should

be maintained throughout the whole of the SRS.

Health and Safety Executive (Explosives Directorate) – No objections.

Director of Streetscene, Neighbourhoods and Environment – no objections.

Coal Authority – standing advice.

Assessment

Principle of the use

The site constitutes part of the southern commercial area of the Buckshaw Village development and provides for the “overspill” of the proposed Wolseley RDC, which extends beyond the boundaries of the combined plots 6/8 on the Regional Investment Site as identified in Regional Planning Guidance for the North West. This part of the Southern Commercial Area was granted permission with the intention that it would accommodate B1, B2 and B8 uses in accordance with Policy GN2 of the Local Plan. The detailed Design Code for this area is still in the process of being prepared however the principle of such type of development would be in accordance with the OPP. Being so close to the boundary in design terms it would be read against the SRS for which a design code has been prepared and submitted for consideration with this application.

The proposal forms part of a Regional Distribution Centre for a international business operating in 14 countries within Europe as well as the USA and Canada, complies with the criteria outlined in Policy EM1A and has been designed to fully accord with the Masterplan proposed in the RIS Outline application as enhanced by the Design Statement submitted with this application.

Green belt issues

This part of the development being outside the Major developed site and within Policy GN2 designation means it is outside the Green Belt but will still have an impact on it. It is considered that this proposal provides for essential operational facilities to the main warehouse and will not conflict with the aims of Green Belt policy as expressed in Policy DC1.

Design, layout and relationship to surrounding uses

Policy 15 of the Joint Lancashire Structure Plan and Policy GN5 of the Chorley Borough Local Plan Review require developments on this site to achieve a high standard of development quality and urban design. Policy EM2 of the Chorley Borough Local Plan Review requires proposals for new business and storage and distribution uses to satisfy a number of criteria relating to site layout, relationship with surrounding uses, public transport and pedestrian and cycle access, landscaping, surface water and drainage and prevention of crime.

The proposal is for storage areas attached to the end of a very large building with an extensive area of hardstanding and the proposed access and gatehouse. Following discussions between your officers and the applicant’s architects prior to the submission of the application, a building design has been achieved by breaking up the bulk with elevational treatments and differently profiled materials of a higher quality than is standard for buildings of this nature. The site is laid out on a comprehensive basis and fully accords with the Masterplan

submitted under the Outline application for the RIS. The combined finished floor level for Wolseley is proposed to be 66m bringing the majority of the building envelope to be lower than originally envisaged in the OPP which will help to reduce the impact of its size when viewed from the surrounding area. Conditions are proposed which will control the quality of materials to be used. I am satisfied that the proposal as amended complies with Structure Plan Policy 15 and Chorley Borough Local Plan Review Policies GN5 and EM2.

Environmental and landscape impacts

The applicants are showing a commitment to sustainable development by introducing a package of measures to enhance environmental performance. These will include using timber from certified Forest Stewardship Council, 100% recyclable materials and finishes, low water use appliances, site waste management and use of low energy fittings. Future Tenants will be encouraged to consider rain harvesting, solar generated power and wind turbines.

Landscaping to the road corridor is to be carried out under the terms of the OPP with detailed buffer planting to the western boundary falling within this application. It has been suggested by LCC and Chorley's in house landscape officer that more native species are incorporated into the proposed landscaping schemes and a condition will be imposed accordingly. In terms of noise impacts from the operation of this particular business, I am satisfied that the distance of the site from the nearest noise-sensitive properties is such that there will not be an unacceptable level of noise disturbance, and the proposal therefore complies with Policy EP20. A condition will ensure that detailed lighting proposals comply with Policy EP21A.

Transportation and highways

The site will be accessed from the new link road, which runs through from the A6 at its junction near the Sea View PH to Central Avenue adjacent to Buckshaw Hall.

I am satisfied that following the submission of the amended drawings the proposal will comply with Policies TR4 and TR18.

Security and access

The applicants intend to seek secured by design accreditation and has designed the buildings for full DDA compliance. Account has been taken of bus stops, cycleways and footpaths. Each unit will have disabled shower provision.

Conclusion This proposal is for a major international company and will provide 300 new jobs and further development of the Regional Investment Site and fulfilling objectives in Regional Planning Guidance for the North West, the Lancashire Structure Plan and the Chorley Borough Local Plan. The development will provide considerable economic and employment benefits for the Borough. It is recommended that permission is granted subject to the conditions stated below and the completion of the Unilateral Undertaking to ensure the concurrent implementation of this permission and 06/00590/REMAJ.

**Recommendation: Permit (Subject to Section 106)
Conditions**

1. The development of the site should be carried out in accordance with the approved Method Statement.

Reason: To ensure that the development complies with approved details in the interests of the protection of Controlled Waters.

2. If during development, contamination not previously identified, is found to be present at the site then no further development (unless otherwise agreed in writing with the Local Planning Authority) shall be carried out until the developer has submitted and obtained written approval from the Local Planning Authority for an addendum to the method statement. This addendum to the Method Statement must detail how this unsuspected contamination shall be dealt with.

Reason: To ensure that the development complies with approved details in the interests of protection of controlled waters.

3. Upon completion of the remediation detailed in the Method Statement a report shall be submitted to the Local Planning Authority that provides verification that the required works regarding contamination have been carried out in accordance with the approved Method Statement(s). Post Remediation sampling and monitoring results shall be included in the report to demonstrate that the required remediation has been fully met. Future monitoring proposals and reporting shall also be detailed in the report.

Reason: To protect Controlled Waters by ensuring that the remediated site has been reclaimed to an appropriate standard.

4. Prior to being discharged into any watercourse, surface water sewer or soakaway system, all surface water drainage from impermeable parking areas, roadways and hardstandings for vehicles, commercial lorry parks and fuel filling areas shall be passed through an oil interceptor designed and constructed to have a capacity and details compatible with the site being drained. Roof water shall not pass through the interceptor.

Reason : To prevent pollution of the water environment and in accordance with Policy Nos. EP17, EP18, EM2 and EM3 of the Adopted Chorley Borough Local Plan Review.

5. No materials or equipment shall be stored on the site other than inside the building or the areas as allocate don the approved plans.

Reason: In the interests of the amenity of the area and in accordance with Policy No.EM2 of the Adopted Chorley Borough Local Plan Review.

6. Before the development hereby permitted is first commenced full details of existing and proposed ground levels and proposed building slab levels (all relative to ground levels adjoining the site) shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall only be carried out in conformity with the approved details.

Reason: To protect the appearance of the locality, in the interests of the amenities of local residents and in accordance with Policy Nos. GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.

7. The approved plans are:

Plan Ref.	Received On:	Title:
889/19	08/06/06	Planting Plan Landscape
15905-PL101	23/05/06	Location Plan
15905-PL103	23/05/06	Site Plan Western Boundary
15905-PL110	23/05/06	Gatehouse
15905-PL107	23/05/06	Proposed Elevations
15905-PL106	23/05/06	Detailed Elevation and section
15905-PL104	23/05/06	Proposed Elevations
781.01	23/05/06	Outline Landscape Proposals
SK01	23/05/06	Foul and surface water outfall

Reason: To define the permission and in the interests of the proper development of the site.

8. Before the development hereby permitted is first commenced, full details of the position, height and appearance of all fences and walls to be erected to the site boundaries (notwithstanding any such detail shown on previously submitted plan(s)) shall have been submitted to and approved in

writing by the Local Planning Authority. No building shall be occupied or land used pursuant to this permission before all walls and fences have been erected in accordance with the approved details. Fences and walls shall thereafter be retained in accordance with the approved details at all times.

Reason: To ensure a visually satisfactory form of development, to protect the amenities of occupiers of nearby property and in accordance with Policy Nos. GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.

9. Before the development hereby permitted is first commenced full details of lighting proposals for the site shall have been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail shown on previously submitted plan(s). The development shall only be carried out in conformity with the approved details.

Reason: To protect the appearance of the locality, to prevent light pollution, in the interests of public safety and crime prevention and in accordance with Policy Nos. GN5, EM2 and EP21A of the Adopted Chorley Borough Local Plan Review.

10. Surface Water drainage must drain separate from the foul and no surface water will be permitted to discharge to the foul sewerage system.

Reason: To secure proper drainage and in accordance with Policy Nos. EP17 and EM2 of the Adopted Chorley Borough Local Plan.

11. No development shall take place until a scheme of landscaping has been submitted to and approved in writing by the Local Planning Authority, notwithstanding any such detail which may have previously been submitted. The scheme shall indicate all existing trees and hedgerows on the land; detail any to be retained, together with measures for their protection in the course of development; indicate the types and numbers of trees and shrubs to be planted, their distribution on site, those areas to be seeded, paved or hard landscaped; and detail any changes of ground level or landform.

Reason: In the interests of the amenity of the area and in accordance with Policies GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.

12. All planting, seeding or turfing comprised in the approved details of landscaping shall be carried out in the first planting and seeding seasons following the occupation of any buildings or the completion of the development, whichever is the sooner, and any trees or plants which within a period of 5 years from the completion of the development die, are removed or become seriously damaged or diseased shall be replaced in the next planting season with others of similar size and species, unless the Local Planning Authority gives written consent to any variation.

Reason: In the interest of the appearance of the locality and in accordance with Policies GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.

13. The development hereby permitted shall not commence until samples of all external facing materials to the proposed building(s) (notwithstanding any details shown on previously submitted plan(s) and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out using the approved external facing materials.

Reason: To ensure that the materials used are visually appropriate to the locality and in accordance with Policy Nos. GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.

14. The development hereby permitted shall not commence until full details of the colour, form and texture of all hard ground- surfacing materials (notwithstanding any such detail shown on previously submitted plans and specification) have been submitted to and approved in writing by the Local Planning Authority. The development shall only be carried out in conformity with the approved details.

Reason: To ensure a satisfactory form of development in the interest of the visual amenity of the area and in accordance with Policy Nos. GN5 and EM2 of the Adopted Chorley Borough Local Plan Review.

15. Before the development hereby permitted is first occupied, the car park and vehicle manoeuvring areas shall be surfaced or paved, drained and marked out all in accordance with the approved plan. The car park and vehicle manoeuvring areas shall not thereafter be used for any purpose other than the parking of and manoeuvring of vehicles.

Reason: To ensure adequate on site provision of car parking and manoeuvring areas and in accordance with Policy No. TR8 of the Adopted Chorley Borough Local Plan Review.
